

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: November 9, 2018	Original Mortgagor/Grantor: PEDRO A. MEDRANO AND STEPHANIE R. MEDRANO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: n/a Page: n/a Instrument No: 2018067491	Property County: GALVESTON
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$294,566.00, executed by PEDRO MEDRANO; STEPHANIE MEDRANO and payable to the order of Lender.

Property Address/Mailing Address: 12431 THAMAN DR, DICKINSON, TX 77539

Legal Description of Property to be Sold: TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF OUTLOT 98, IN THE F.H. THAMAN'S FIRST SUBDIVISION OF MARY AUSTIN LEAGUE NO. 14, ABSTRACT NO. 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGE 6 AND TRANSFERRED TO PLAT RECORD 10, MAP NO. 34, BOTH IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF OUTLOT NO. 98, WHICH CORNER BEARS WEST A DISTANCE OF 255.65 FEET FROM THE SOUTHEAST CORNER OF SAID OUTLOT 98;

THENCE WEST ALONG THE SOUTH LINE OF OUTLOT 98 AND NORTH LINE OF OUTLOT 95, AT 282.1 FEET PASSING A FOUND 1/2 INCH ROD AT THE BANK OF A DRAINAGE DITCH, CONTINUING FOR A TOTAL DISTANCE OF 297.1 FEET TO THE CENTERLINE OF SAID DRAINAGE DITCH AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID OUTLOT 98 AND ALONG THE CENTERLINE OF SAID DRAINAGE DITCH, A DISTANCE OF 177.00 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF A CALLED 60.0 FOOT COUNTY ROAD (THAMAN'S DRIVE), SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST PARALLEL TO THE SOUTH LINE OF OUTLOT 98, AND ALONG THE SOUTH



RIGHT-OF-WAY LINE OF COUNTY ROAD, A DISTANCE OF 297.1 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, A SET 1/2 INCH ROD;

THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID OUTLOT 98 A DISTANCE OF 177.0 FEET TO THE SOUTH LINE OF SAID OUTLOT 98 AND THE NORTH LINE OF SAID OUTLOT NO. 95 AND THE PLACE OF BEGINNING AND CONTAINING 1.207 (CALLED 1.206) ACRES OF LAND, MORE OR LESS.

TRACT TWO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF OUTLOT 95, IN THE F.H. THAMAN'S FIRST SUBDIVISION OF THE MARY AUSTIN LEAGUE NO. 14, ABSTRACT NO. 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGE 6 AND TRANSFERRED TO PLAT RECORD 10, MAP NO. 34, BOTH IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH LINE OF SAIS OUTLOT NO. 95, WHICH CORNER BEARS WEST A DISTANCE OF 255.65 FEET FROM THE NORTHEAST CORNER OF SAID OUTLOT 95;

THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 95, A DISTANCE OF 414.00 FEET TO THE SOUTH LINE OF SAID LOT 95 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, A FOUND 1/2 INCH ROD BEARING EAST 1.4 FEET;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 95, AT 277.6 FEET PASSING A SET 1/2 INCH ROD AT THE BANK OF A DRAINAGE DITCH CONTINUING FOR A TOTAL DISTANCE OF 287.21 FEET TO THE CENTER OF SAID DRAINAGE DITCH;

THENCE NORTH 01 DEG. 00 MIN EAST, ALONG THE CENTER OF SAID DRAINAGE DITCH, A DISTANCE OF 414.06 FEET TO THE NORTH LINE OF SAID LOT 95 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, A FOUND 1/2" ROD;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 95, A DISTANCE OF 279.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.695 ACRES OF LAND, MORE OR LESS.

Date of Sale: March 3rd, 2020	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The first floor lobby of the Galveston County Courthouse, 722 Moody, Galveston, Texas

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested

Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Patricia Poston whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

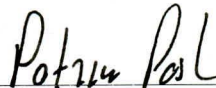
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Patricia Poston whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva, Patricia Poston whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 or Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



SUBSTITUTE TRUSTEE

Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff Leva,
Patricia Poston, Nick Poston, David Poston, Anna Sewart,
Keith Wolfshohl, David Barry, Byron Sewart, Helen
Henderson or Melissa Kitchen, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112

FILED

Instrument Number: *FILED2020000027*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 01/09/2020 9:45AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*